



## **PLANNING BOARD REPORT**

**Meeting Date: April 15, 2014**  
**Agenda Item #: 2**

**TO: Mayor and Town Council**

**FROM: Carol Santavicca, Planning Board Chairwoman, and  
Sandy Wood, UDO Administrator**

**THRU: Susan Parker, Town Administrator**

**TITLE: UDO Amendment Recommendations**

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### **Summary:**

The Unified Development Ordinance (UDO) was adopted in December, 2012. Since adoption, the Planning Board was charged with conducting a comprehensive review of the UDO and to make recommendations to the Town Council of amendments needed for language clarification, error and omission corrections.

### **Background:**

Council and Staff supplied the Planning Board with specific sections to review and consider. The first UDO Amendment Schedule Draft 1 was presented to the Council during the September, 2013 Regular Meeting, requesting Council to review and further discussion. Council returned the first draft to the Planning Board and provided additional questions. The Planning Board has reviewed the additional questions and has incorporated a more definitive response in the attached UDO Amendment Schedule Draft 2 and in the November 21, 2013 minutes.

During the review, the Planning Board determined that the zoning for the Municipal owned properties is not consistent. Town Hall, Fire Station 1 and the Public Works Buildings are zoned RI-1, while Fire Station 2, the Boat Ramp, and the Park are zoned MB-2.

### **Council Action:**

The Council is requested to review the attached UDO spreadsheet and accompanying text amendment for a discussion with the Planning Board during the April 15, 2014 Council Work Session. If the Council determines the UDO Amendments are finalized, the Council is requested during the May 5, 2014 Regular Meeting to:

- A. Accept the Planning Board recommendation for the following UDO Amendments.
- B. Accept the Planning Board recommendation to re-zone Fire Station 2, the Boat Ramp and the Park to the RI-1 zone.
- C. Schedule a public hearing for June 2, 2014 at 7:00 pm in the Town Hall Council Chambers to obtain public input concerning the recommended UDO amendments and re-zonings.

**A Recommendation  
from the Town of Sunset Beach Planning Board  
Proposing Amendments of Various Sections of the  
Unified Development Ordinances for the Town of Sunset Beach**

1. Article 2, Section 2.09 Temporary Storage Containers (B) (4) – 3<sup>rd</sup> Sentence amended to add “written” as follows:

The owner of a *lot* or parcel on which a dumpster will be placed shall be responsible for providing **written** notice to the *UDO Administrator* within twenty-four (24) hours of the placement.



2. Article 6, Section 6.04 Table of Permitted/Special Uses – Miniature Golf Courses section is amended as follows:

- Remove SS designation from MB2 and BB1
- Change MB1 and MUD SS designation to S



3. Article 6, Section 6.06 Zoning District Development Standards, (H) BB-1 Beach Business District, (B) Residential Uses, (2) Multi-Family, (g) is removed:

~~(g) For multi-family developments, accessory structures used for required parking may be located within the 25 foot setback, provided that landscaping or landscaped earthen berms screen the structure from the right of way and the accessory structure is located at least 5 feet from the front property line.~~



4. Article 7, Section 7.14 Swimming Pools, (C) – 4<sup>th</sup> sentence is removed:

~~A fence erected along the property line or within any setback area shall be a fence which shall not exceed seventy-two (72) inches in height.~~



5. Article 9, Section 9.03 Building Design Standards, (C) Multi-Family Residential Buildings (Four or more units), (1) is amended to add “cement board” as follows:

Exterior materials shall be durable and residential in character. Suggested materials include wood, clapboard siding, wood shingles, brick, stone, stucco, vinyl, **cement board**, or similar materials. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials.



6. Article 10, Section 10.01 Landscape and Buffer Requirements (B) Exemptions (1) is amended to add “including duplexes” as follows:

Individual *single-family* detached residential *lots* including duplexes.



7. Insert Article 10, Section 10.05 Individual Single Family Residential Landscape of Lots less than one acre. (Formerly Ordinance 151.097) as follows:

#### Section 10.05 Individual Single Family Residential Landscape of Lots less than one acre.

- A. Purpose – The purpose of this section is to establish residential landscaping standards that will promote the following goals:
1. To enhance the value of residential properties and neighborhoods within the jurisdiction of the town by implementing standards to protect, regulate, and maintain the appearance of residential properties;
  2. To preserve and enhance the natural resources of the town in order to provide aesthetic and other public benefits, including:
    - a. Pollution abatement;
    - b. Storm water erosion and run-off control;
    - c. Energy conservation;
    - d. Minimization of flood hazards; and
    - e. Continued maintenance of ecology systems.
- B. Application
1. This section and all its divisions shall apply within the entire area covered by the town’s zoning authority including the areas known as the mainland, beach and extraterritorial jurisdiction. The term residential structures includes all forms of structures that are built as residences, including single-family houses, townhouses, multi-family condominiums, manufactured homes, cooperative residences and apartment buildings.
  2. This section applies to newly built structures as specified below: all sections apply to the landscaping and maintenance of the landscaping requirements on all newly built residential structures and existing structures that undergo renovations or repairs that exceed 50 percent of tax value on which permitting is applied for after the date this section is enacted.
- C. Process and requirements for submitting request for approval of landscaping plans for residential structures.
1. Approval of the landscaping plan must be secured prior to the issuance of a certificate of occupancy.
  2. Submission of the landscaping plan by the developer to the Planning Board an illustration on an approved site plan that specifies that the minimum standards established by way of this section have been met. Submission shall include agreement in writing by the developer and the property owner that:
    - a. The landscaping plan shall be installed prior to the issuance of a certificate of occupancy for the subject property; or (b) Shall be secured and installed within 90 days after the date the certificate of occupancy is issued. In cases where circumstances outside of the control of the developer or property owner prevent the installation of landscaping within the statutory 90 days (such as a major natural disaster), the Planning Board may approve an extension up to 180 additional days.

3. The homeowner understands and agrees to perpetual maintenance of landscaping that meets the minimum requirements of this section, including timely maintenance of components of the landscaping on which neglect may result in health and human safety issues as specified herein.

**D. Issues to be considering when establishing a landscaping plan.**

1. Existing natural vegetation should be retained and preserved whenever possible.
2. Installation of vegetation indigenous to the immediate natural coastal ecosystem is preferred to promote proper plant life development and maturation.
3. Plantings and/or privacy fencing should result in a screening of utility areas and from adjacent yards.
4. Ground cover is mandatory on all portions of exposed ground or earth not occupied by other approved landscape material.
5. Existing vegetation that is preserved on the lot during the construction period may be included as part of the minimum requirements.
6. Plan shall include at least one front yard planting bed.
7. Any component or any portion of a private septic system or other private sewage treatment system that is above grade shall be screened with landscaping components and approved as part of the overall landscaping plan.
8. Parts of this UDO may be altered at the discretion of the Panning Board on the recommendation of the Building Inspector's office to resolve issues emanating from unusual site conditions or configuration.
9. A list of trees and shrubs indigenous to this area is available at the Town Hall.

**E. Minimum landscaping requirements**

1. Sufficient existing and installed landscaping materials shall be selected and illustrated on the landscaping plan as to incorporate the issues listed in division (D) above and result in a minimum material point value of 36 points based on the following:

MATERIAL TYPE	POINT VALUE
Existing Trees	10
New Large Tree	6
New Small to Medium or Ornamental Tree	4
New Large Shrub	3
New Medium Shrub	2
New Small Shrub	1
Sod	1

Example: If a 50-foot by 100-foot lot is required to provide a 30-foot buffer, the lot's usable area is reduced by 30 percent; therefore, the required minimum point value would be 25.

(36 point requirement x 70 percent of usable lot area)

100'	
Total 5000' sq. ft.	Usable 1500 sq. ft.
70% usable	30%
50'	30 sq. ft.

2. Although there is no material point value for ground covers other than sod (such as natural ground cover, pine straw and other typical ground cover material) or for privacy fencing as may be used to screen air conditioning units or heat pumps, the items will be considered as acceptable for resolving items of issue as listed in division (D) above.
3. No landscaping using impervious material such as solid plastic and vinyl will be permitted.

**F. Coastal Area Management Act (CAMA) exemptions**

1. Area of environmental concern – Any lot or portion thereof that has been designated as a CAMA buffer or area of environmental concern (AEC) shall be exempt from the landscaping requirements in deferment to the CAMA regulations that apply.
2. Frontal Dunes – Frontal dunes shall be exempt from the landscaping requirements, as set forth in this section. However, owners of properties with frontal dunes shall plant approved vegetation on at least 25 percent of the frontal dune area. Approved vegetation includes, but is not limited to, American Beach Grass (Fall/Winter planting), Sea Oats (Spring/Summer planting), Seashore Elder (Spring planting), Bitter Panicum (Spring/Summer planting) and Spartina Patens (Spring planting).
3. Point reductions on exempt lots – The required minimum point value shall be reduced by the corresponding percentage of the lot that is exempt from this section.



8. Article 10, Section 10.01, (E) Planting Areas along Boundaries of Right of Ways (2) is amended by adding “in accordance with Article 2, Section 2.08 Sight Visibility Triangle of the Town of Sunset Beach Unified Development Ordinance (UDO)” as follows:

Adequate sight angles as required by North Carolina Department of Transportation roadway standards shall be maintained in accordance with Article 2, Section 2.08 Sight Visibility Triangle of the Town of Sunset Beach Unified Development Ordinance (UDO).



9. Appendix A Definitions is amended by deleting ninety (90) and adding thirty (30) as follows:

- Transient - Passing through with only a brief stay of less than ~~ninety (90)~~ **thirty (30)** days.
- ~~Yard Debris~~
  1. ~~Tree trimmings, grass clippings, leaves, shrub trimmings, and the like that are normally collected when caring for a yard.~~
  2. ~~Leaves and grass clippings must be in paper bags and tied. Limbs may not be longer than four (4) feet and must be bundled together with rope and may not weigh more than fifty (50) pounds.~~
  3. ~~Yard debris must be placed next to the road on the property on the scheduled day of pickup.~~



10. Article 6, Section 6.04 Table of Permitted/Special Uses is amended as follows:

- Add MR2A to the Zoning Districts table that was omitted in error during the UDO conversion



11. Article 6, Section 6.06 Zoning District Development Standards is amended as follows:

- Add the text for MR-2A as (B) (1) that was omitted in error during the UDO conversion as follows:

**B -1 MR-2A Mainland Residential District**

The purpose of the MR-2A mainland residential district, are the same as those specified for the MR-2 district.

- A. Permitted Uses – Any use permitted in the MR-2, mainland residential district, as specified shall be permitted.
- B. Dimensional Requirements – Within the MR-2A, residential district, the following dimensional requirements shall be complied with:
  - a. The minimum required front yard shall contain a depth of not less than 25 feet from the property line. However, as to corner lots, this requirement shall apply to the portion of the front yard facing the narrow side of the lot, and the yard fronting on the wider side of the lot adjacent to the street shall have a depth of not less than 12 feet measured from the property line to the building.
  - b. With regard to any lot abutting any state highway, the minimum required setback from the property line adjacent to the highway will be 50 feet.
  - c. All other dimensional requirements, as set forth in the MR-2, residential district, are hereby incorporated in MR-2A district's dimensional requirements as if fully set out herein to which reference is made.
  - d. Where through lots occur, the required front yard setback shall be provided on both streets.
- C. Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

The following list provides the location of additional standards which apply to the development of uses permitted within this district:

Building Design Guidelines	Article 9, Part I
Off-Street Parking Requirements	Article 9, Part II (nonresidential uses)
Lighting Ordinance	Article 9, Part III
Landscape and Buffering Requirements	Article 10
Sign Regulations	Article 11
Flood Damage Prevention Ordinance	Article 12, Part I
Stormwater Management Ordinance	Article 12, Part II
Driveway Access and Connectivity	N/A
Fences and Walls Requirements	Section 7.09
Sight Visibility Triangle Requirements	Section 2.08



12. Appendix B, Section B.38 Signs (1), the third sentence is amended to add (See Section B.11 Signs) as follows:

The size of these signs shall be as determined under the Mixed Use District Sign Regulations (See Section B.11 Signs) and approved by the Village at Sunset Beach Architectural Review Board.



13. Article 3, Section 3.08 Operations; Rules; Meetings; Records, the 3<sup>rd</sup> sentence is amended by deleting shall and adding may as follows:

The Planning Board ~~shall~~ may adopt rules for transaction of its business and shall keep a record of its members' attendance and of its resolutions, discussions, findings, and recommendations, which record shall be a public record.



14. Article 12, Section 12.06 Title, Purpose and General Provisions (G) (2) is amended by adding Brunswick County in the second sentence before Stormwater Management Manual as follows:

The application shall be filed with the County on a form supplied by the County and shall be accompanied with the information identified in the Brunswick County Stormwater Management Manual.



15. The following statement will be added at the bottom of the Table of Contents page for each Article explaining why some words are expressed in the text in a **Bold** print:

Words expressed in the text in **Bold** print have an accompanying definition in Appendix A.



16. Article 6, Section 6.03 (L) AF-1 Agricultural-Forestry District is amended to delete the present wording of “The principal use of land is for agricultural or horticultural and forestry production and harvest.” and adding the follows:

Primarily for production of agricultural and forestry products with provisions for single family homes, provided lots are one (1) acre minimum in size, and that all other requirements of MR-1 apply for the residential lots.



17. Article 6, Section 6.06 Zoning Districts Development Standards, (A) MR1 Mainland Residential District J is amended by deleting Accessory Structures and adding the following:

No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.



18. Article 6, Section 6.06 Zoning Districts Development Standards, (B) MR2 Mainland Residential District J is amended by deleting Accessory Structures and adding the following:

No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.



19. Article 6, Section 6.06 Zoning Districts Development Standards, (C) MR3 Mainland Multi-Family Residential District G is amended by deleting Accessory Structures and adding the following:

No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.



20. Article 7, Section 7.11 Private Community Centers (C) is amended by adding the following exception:

Exception – Private Community Centers may be permitted outside of the respective subdivision when located in BB-1.



21. Article 6, Section 6.02 Interpretation is amended by removing the last sentence from the Special Uses definition, renaming the subsection Special Use Permit, and adding a definition for Special Use with Supplemental Regulations as follows:

~~Special Uses:~~ **Special Use Permit:** *UDO Administrator* review and recommendation, Board of Adjustment review and approval of *Special Use Permit* subject to district provisions, other applicable requirements, and conditions of approval. ~~Some Special Uses may also be subject to supplemental regulations outlined in Article 7.~~

**Special Use Permit with Supplemental Regulations:** *UDO Administrator* review and recommendation, Board of Adjustment review and approval of Special Use Permit subject to district provisions, other applicable requirements, conditions of approval, and supplemental regulations outlined in Article 7.



22. Article 6, Section 6.06, MR-1 is amended by removing J2b, changing 2c 2b, and adding J2b verbiage as subsection M as follows:

J2 Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard setback requirements.

- a. The height may be no greater than 16 feet.



- b. ~~Not more than 30% of total lot area may be covered by the main building, accessory structures and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.~~
- c. (Change c. to b.) Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
  - i. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
  - ii. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
  - iii. No concrete may be allowed to be placed over any septic system.
  - iv. Expansion must be provided against any masonry or pilings of all structures.

Add Subsection M

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



23. Article 6, Section 6.06, MR-2 is amended by removing J2b, changing 2c 2b, and adding J2b verbiage as subsection M as follows:

J2 Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard setback requirements.

- a. The height may be no greater than 16 feet.
- b. ~~Not more than 30% of total lot area may be covered by the main building, accessory structures and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.~~
- c. (Change c. to b.) Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
  - i. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
  - ii. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
  - iii. No concrete may be allowed to be placed over any septic system.
  - iv. Expansion must be provided against any masonry or pilings of all structures.

Add Subsection M

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the

Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



24. Article 6, Section 6.06, MR-3 is amended by removing G2b, changing 2c 2b, and adding G2b verbiage as subsection M as follows:

J2 Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard setback requirements.

- a. The height may be no greater than 16 feet.
- ~~b. Not more than 30% of total lot area may be covered by the main building, accessory structures and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.~~
- c. (Change c. to b.) Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.
  - i. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.
  - ii. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.
  - iii. No concrete may be allowed to be placed over any septic system.
  - iv. Expansion must be provided against any masonry or pilings of all structures.

Add Subsection M

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



25. Article 6, Section 6.06 MB-1 is amended to add A5 as follows:

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



26. Article 6, Section 6.06 MB-2 is amended to add F as follows:

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection

Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



27. Article 6, Section 6.06 BR-1 is amended to add J as follows:

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in F.



28. Article 6, Section 6.06 BR-2 is amended to add K as follows:

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



29. Article 6, Section 6.06 BB-1 is amended to add E as follows:

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in D.



30. Article 6, Section 6.06 MH-1 is amended by removing G2, changing 3 to 2 and adding G2 verbiage as subsection N as follows:

- G. No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
  - 1. The height may be no greater than that of the manufactured home or 16 feet if a modular home or conventional home.
  - 2. ~~Not more than 30% of the total lot area may be covered by the main building, accessories and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspections Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.~~
  - 3. Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to street. Control joints must not exceed 10 feet in any direction unless thickness is

increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement. No concrete may be allowed to be placed over any septic system. Expansion must be provided against any masonry or pilings of all structures.

Add Subsection N

Not more than 30% of the total lot area may be covered by the main building, accessories, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspections Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



31. Article 6, Section 6.06 MH-2 is amended by removing G2, changing 3 to 2 and adding G2 verbiage as subsection N as follows:

- G. No accessory structure shall be erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.
  - 1. The height may be no greater than that of the manufactured home or 16 feet if a modular home or conventional home.
  - 2. ~~Not more than 30% of the total lot area may be covered by the main building, accessories and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspections Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.~~
  - 3. Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness. All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to street. Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement. No concrete may be allowed to be placed over any septic system. Expansion must be provided against any masonry or pilings of all structures.

Add Subsection N

Not more than 30% of the total lot area may be covered by the main building, accessories, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspections Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.




32. Article 6, Section 6.06 RI-1 is amended to add I as follows:

Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.



33. Article 6, Section 6.06 CR-1 is amended to add J as follows:

Not more than 20% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in B.



34. Article 6, Section 6.06 AF-1 is amended by removing J2b, changing c to b, changing the 2<sup>nd</sup> J to L, adding J2b verbiage as Subsection M and changing the 15% to 20% in the 1<sup>st</sup> sentence as follows:

2 Any structure that is attached to the principal building by a conventionally framed and covered roof system, with a minimum width of 5 feet, may be considered part of the principal building and shall be required to comply with the minimal front yard set back requirements.

a The height may be no greater than 16 feet.

~~b Not more than 15% of total lot area may be covered by the main building, accessory structures and impervious surfaces. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.~~

e **b** Concrete slabs in nonhabitable areas shall be a minimum of 3-1/2 inches in thickness.

i All concrete must be a minimum of 4 inches from the property line. Concrete must not channel stormwater to streets.

ii Control joints must not exceed 10 feet in any direction unless thickness is increased to 4 inches and welded wire (W1.4xW1.4), (W2.0xW2.0), (W2.9xW2.9) is used; then spacing of control joints may be increased to 30 feet. Control joints that are keyed or saw cut must be done within 24 hours of placement.

iii No concrete may be allowed to be placed over any septic system.

iv Expansion must be provided against any masonry or pilings of all structures.

**J L** The owner of a corner lot shall be required to specify which street line is the front when requesting a building permit for the original construction.

Add Subsection M

Not more than ~~15%~~ 20% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. No landscaping using impervious materials such as solid plastic and vinyl will be permitted.

